

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
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Project Name: Parc Victoria, Inc.
1701 N.E. 5 Street

Case #: 76-R-02

Date: July 9, 2002

Comments :

1. The engineer shall apply for and obtain a general and/or surface water management license per Broward County Department of Environmental Protection (BCDPEP) and/or South Florida Water Management District's (SFWMD) criteria for this development site, as applicable. The license(s) and associated certified calculations submitted in conjunction with certified engineer's design drawings shall be submitted to the Engineering Department with the owner's application for a Building Permit.
2. Provide a Paving, Grading, and Drainage plan prepared by a licensed Florida Engineer including sufficient existing reference and design elevations for appropriate surface water routing. Elevations or sections along frontage to public right of way and on adjacent property shall be provided with the on site retention area calculations and site geometry demonstrating adequate water quality pre-treatment requirements.
3. Provide a site lighting plan for all parking areas in accordance with Section 47-20.14 of the City Ordinances.
4. Provide additional notation on engineering plan (Paving, Drainage, and Grading) to reconstruct all portions of public sidewalk which are in disrepair and those portions within driveway approach widths to be six (6) inches thick.
5. Review all proposed driveways for interference with proposed or existing overhead power or light poles and revise design or provide for pole relocations as required.
6. Provide a utility service plan for additional review.

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7. Analyze the number of feet of frontage on the site which will be paved in ratio with that which will not be paved. If paved to unpaved ratio is greater than 0.5 provide exfiltration trench in accordance with Section 47-20 of the City Ordinances along the right of way frontage.
8. Please sketch in the required 25 foot sight triangle at the intersection of N.E. 5 Street and N.E. 17 Avenue for verification that no portions of the proposed wall interfere with the required clear area.
9. Sketch in all required 10 x 10 ft. clear sight triangles at driveway intersections with property lines and verify that no portions of walls interfere with these required clear areas. It appears there is a problem in three (3) locations.

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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: Pare Victoria Inc.

Case #: 76-R-02

Date: 07/09/02

Comments:

- 1) Sire sprinkler plans required at permit.
- 2) Flow test required.
- 3) Civil plans required.
- 4) The fire separations are incomplete. Windows project onto adjacent suites.

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Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: Parc Victoria, Inc.

Case #: 76-R-02

Date: July 9, 2002

Comments:

No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
828-5200

Project Name:
Parc Victoria, Inc.

Case #: 76-R-02

Date: 7/9/02

Comments:

1. Utilize trees in the swale area along NE 5 St. to complete the street tree scheme. Trees such as Pigeon Plums or Dahoon Hollies may be appropriate.
2. Provide a list of the existing trees and palms on site, their names and sizes, and their disposition (remain, relocate, or remove). Provide the calculations for their equivalent replacement above min. site Code requirements.
3. Indicate any utilities that would affect planting on the Landscape Plan. Any tree planting to be in accordance with F.P.L. guidelines for planting in the vicinity of power lines. Note: overhead lines should be placed underground.
4. Need 1 shade tree within 10' of the V.U.A. to meet "tree mix" requirements.

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Division: Planning

Member: Angela Csinsi
828-5984

Project Name: Parc Victoria, Inc.

Case #: 76-R-02

Date: July 9, 2002

Comments:

Request: Site Plan Level II Review for 5 townhouses located at 1701 NE 5 Street.

1. In the site data section, list the required and proposed setbacks for this use and zoning district.
2. Additional architectural detail is suggested above the garage on the west elevation.
3. Provide a three-foot sidewalk from each principal entrance to the public sidewalk.
4. Explain how this design meets the entrance requirements of the RC-15 district.
5. Discuss the provision of street trees with landscape representative. These are required in association with townhouse developments (ULDR Sec. 47-18.33.B.10.b).
6. Provide a copy of the most current recorded plat and amendments, for the proposed site.
7. Provide color and materials information **or samples** for all exterior surfaces and indicate on the elevation plans.
8. Additional comments may be forthcoming at DRC meeting.

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Division: Police

Member: Detective Nate Jackson
(954) 828-6422

Project Name: Parc Victoria, Inc.

Case #: 76-R-02

Date: 07/09/02

Comments:

No Comments.

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SITE PLAN REVIEW AND COMMENT
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Division: Zoning

Member: Terry Burgess
828-5913

Project Name: Parc Victoria, Inc.

Case #: 76-R-02

Date: 7/9/02

Comments:

1. A five (5) foot pedestrian and utility easement shall be recordable satisfactory to the City Attorney for the front, side and rear yards pursuant to section 47-18.33.B.5.
2. In the RC-15 districts only, any principal structure's façade facing a public right-of way shall be consider the front façade and shall have its own principal entrance. Unit 504 requires a three (3) feet by five (5) roofed entrance with a concrete landing pursuant to section 47-18.33.B.6.
3. A townhouse development shall have a recorded maintenance agreement for the common areas pursuant to section 47-18.33.B.11.
4. Additional comments may be forthcoming at DRC meeting.